



Staff Report PC19-016-DP

Park 130 Building 3 - Development Plan

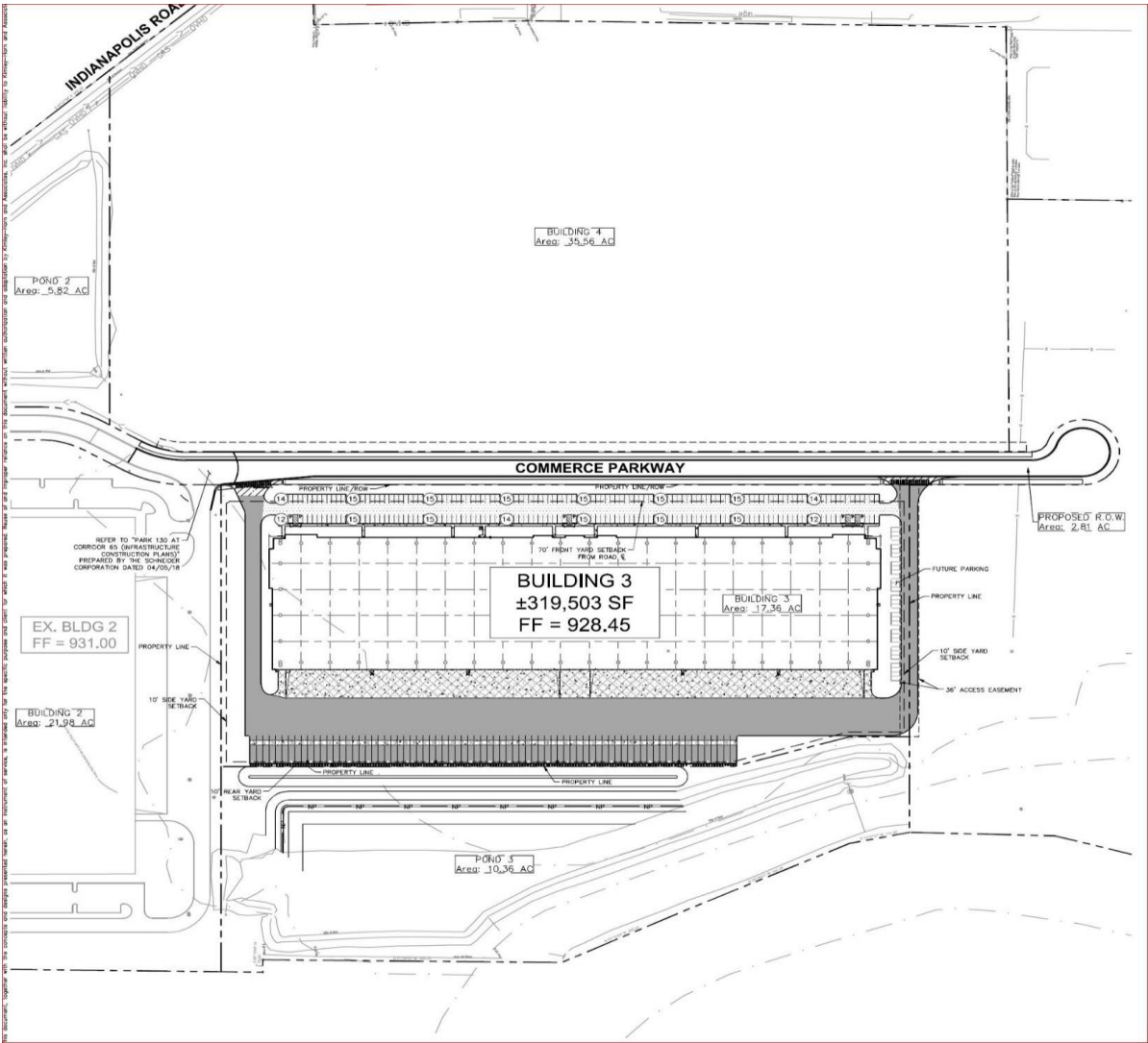
Docket PC19-016-DP Park 130 Building 3 Development Plan - The petitioner is requesting approval of a Development Plan to be known as Park 130 Building 3. The subject property is currently zoned I-1 Light Industry and is approximately 17.36-acre property, located at Indianapolis Road & Commerce Parkway. The petitioner is The Peterson Company and the property owner is Lord Realty Holdings, LLC.



Proposed Development

The scope of the project is to develop an 319,500 square foot speculative industrial warehouse on a 17.36 acre property with associated access drives, parking areas and utilities to serve the building. As a part of the project, Commerce Parkway will be extended southward to the southern end of proposed Building 3 where a temporary cul-de-sac will be constructed. It is anticipated that future buildout of the Park 130 development will result in an extension of Commerce Parkway southward to connect to Whitestown Parkway. Public utilities to serve the building will be extended along the Commerce Parkway extension. The development of the site will include 321 parking spaces and 76 trailer parking stalls. The site preparation will include expanding existing Pond 3 and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. Two curb cuts are proposed off of Commerce Parkway to provide ingress/egress to the site for employees, visitors and trucks.

Proposed site plan is below:



WEST ELEVATION
1" = 40'-0" (2400)
0 5 10 20 40 80'

NORTH ELEVATION
1" = 20'-0" (2400)
0 5 10 20 40'

SOUTH ELEVATION
1" = 20'-0" (2400)
0 5 10 20 40'

EAST ELEVATION
1" = 40'-0" (2400)
0 5 10 20 40 80'

PETERSON

Park 130 Building 3

COMMERCE PARKWAY - WHITESTOWN, INDIANA

ARCHITECTURE

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13 MARCH 2019

Compliance

The proposed development plan is in compliance with the standards of the Whitestown Zoning Ordinance (UDO) and the zoning commitments. Landscaping and lighting plans have been submitted and revised for compliance.

Technical Advisory Committee Comments

TAC met on 4/16/2019. Most comments have been addressed- some outstanding comments involve:
Boone County Drainage approvals

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC19-016-DP Park 130 Building 3